

LAKE CITY BUILT ENVIRONMENT

Information is provided for Lake City Hub Urban Village.

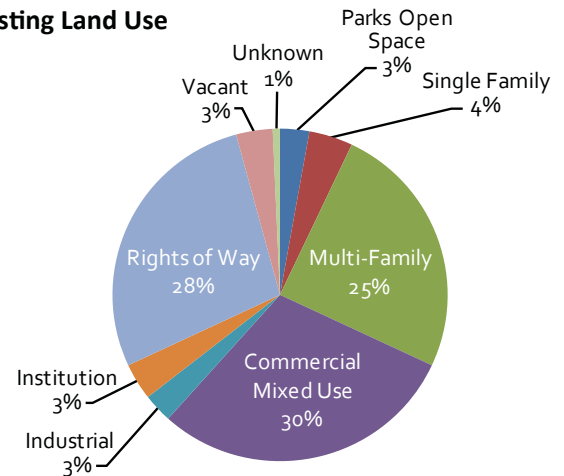
Lake City	2000 Census *
Housing Units	1,022
Owner Occupied	166
Renter Occupied	814
Vacant Housing Units	42
Average HH Size	1.87
Owner Occupied	1.64
Renter Occupied	1.91
Median Contract Rent	\$660
Median House Value	\$188,888

*SF-3 block group estimates

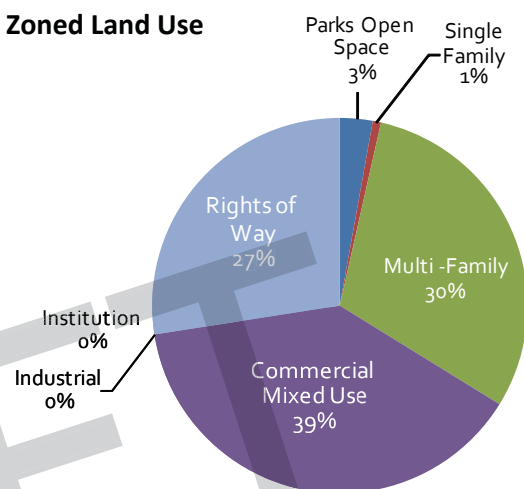
Current Densities	as of 2007
Gross Acres	142
Housing Units/Acre	8.30
Population/Acre	14.50
Jobs/Acre	10.60

Source for land use and density information: DPD
(Comprehensive Planning section)

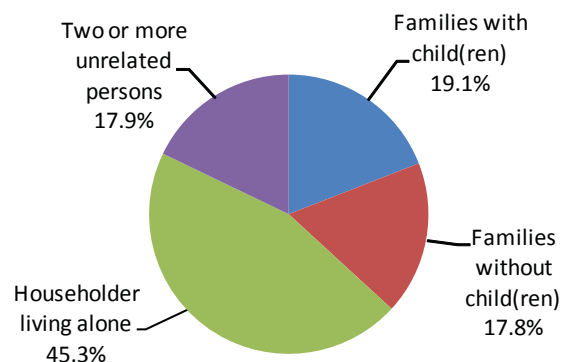
Existing Land Use



Zoned Land Use



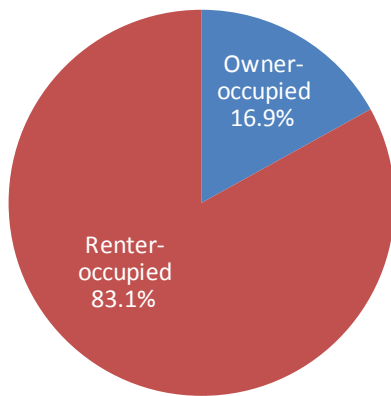
Household Types
for all households



Note: "Children" refers to related children under 18 years of age
Source: 2000 Census (SF-3 block group estimates)

Renter/Owner

for all occupied housing units



Source: 2000 Census, Summary File 3

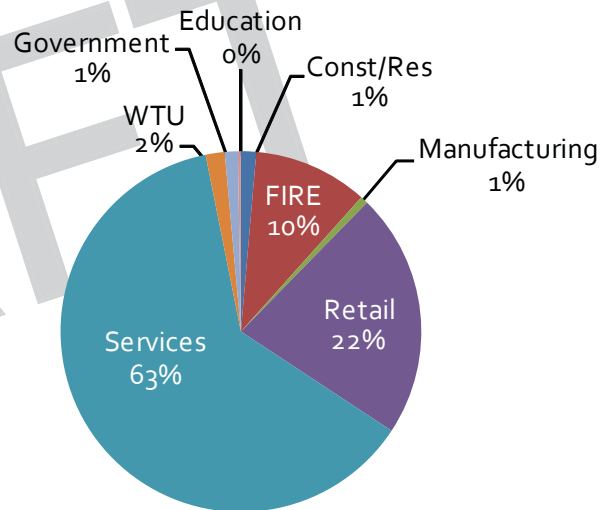
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Plan for the Neighborhoods of the Lake City Community 1999 – 2014, February, 1999 <http://www.seattle.gov/neighborhoods/npi/matrices.htm>
- North District - Lake City Neighborhood Design Guidelines: http://www.seattle.gov/dpd/cms/groups/pan/@pan/@plan/@drp/documents/web_informational/dpdp_019504.pdf

Web Links

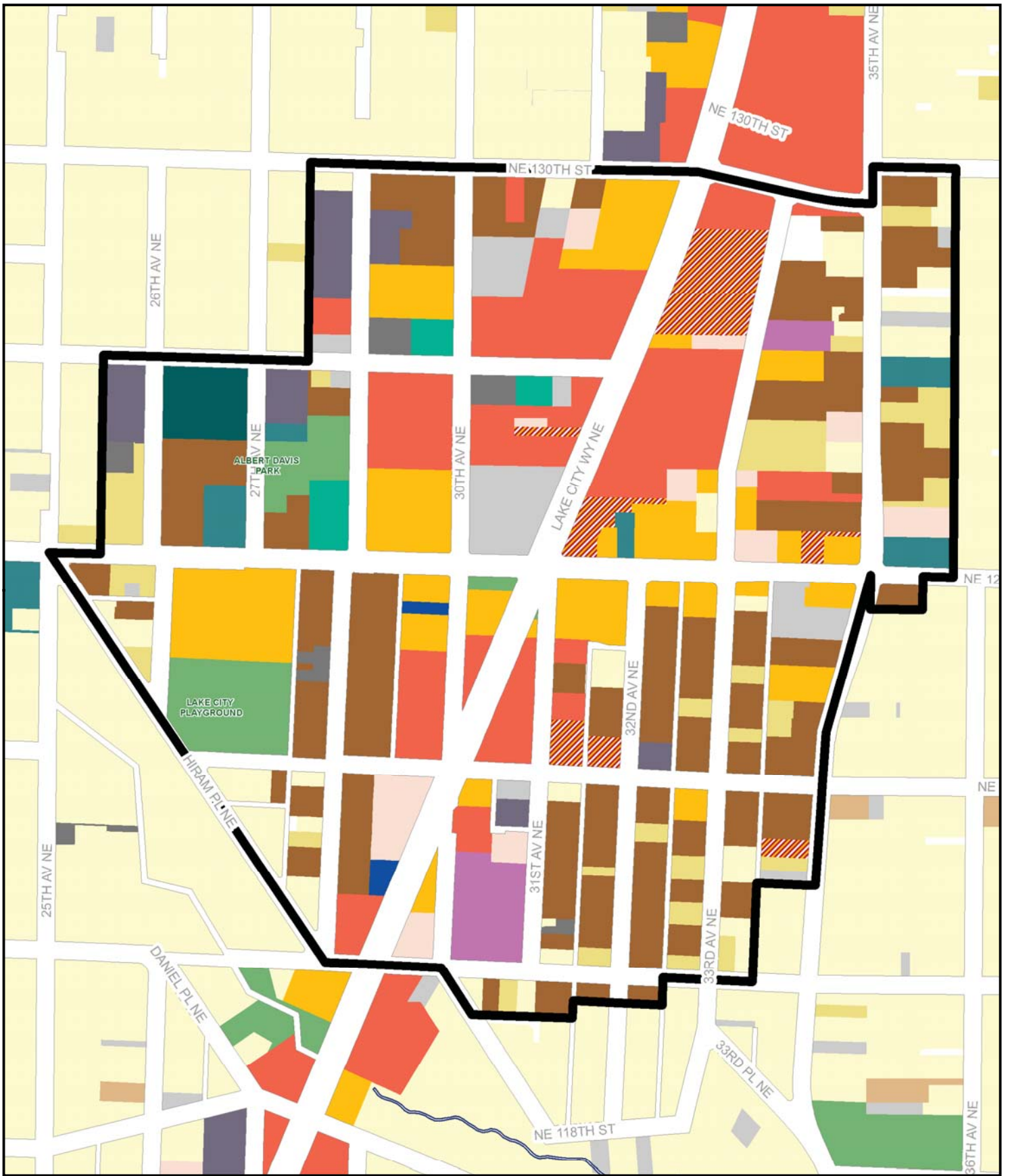
- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning and Building Codes: <http://www.seattle.gov/dpd/resourcecenter/>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



North Neighborhoods (Lake City)

Existing Land Use

- Single Family
- Duplex/Triplex
- Other Housing
- Multi-Family
- Office
- Retail/Service
- Hotel/Motel
- Entertainment
- Mixed Use
- Parking
- Industrial
- Warehouse
- Transp/Util/Comm
- Institutions
- Public Facilities
- Schools
- Open Space

Water Body

- Easement
- Vacant
- Unknown

Urban Village



LINK Light Rail

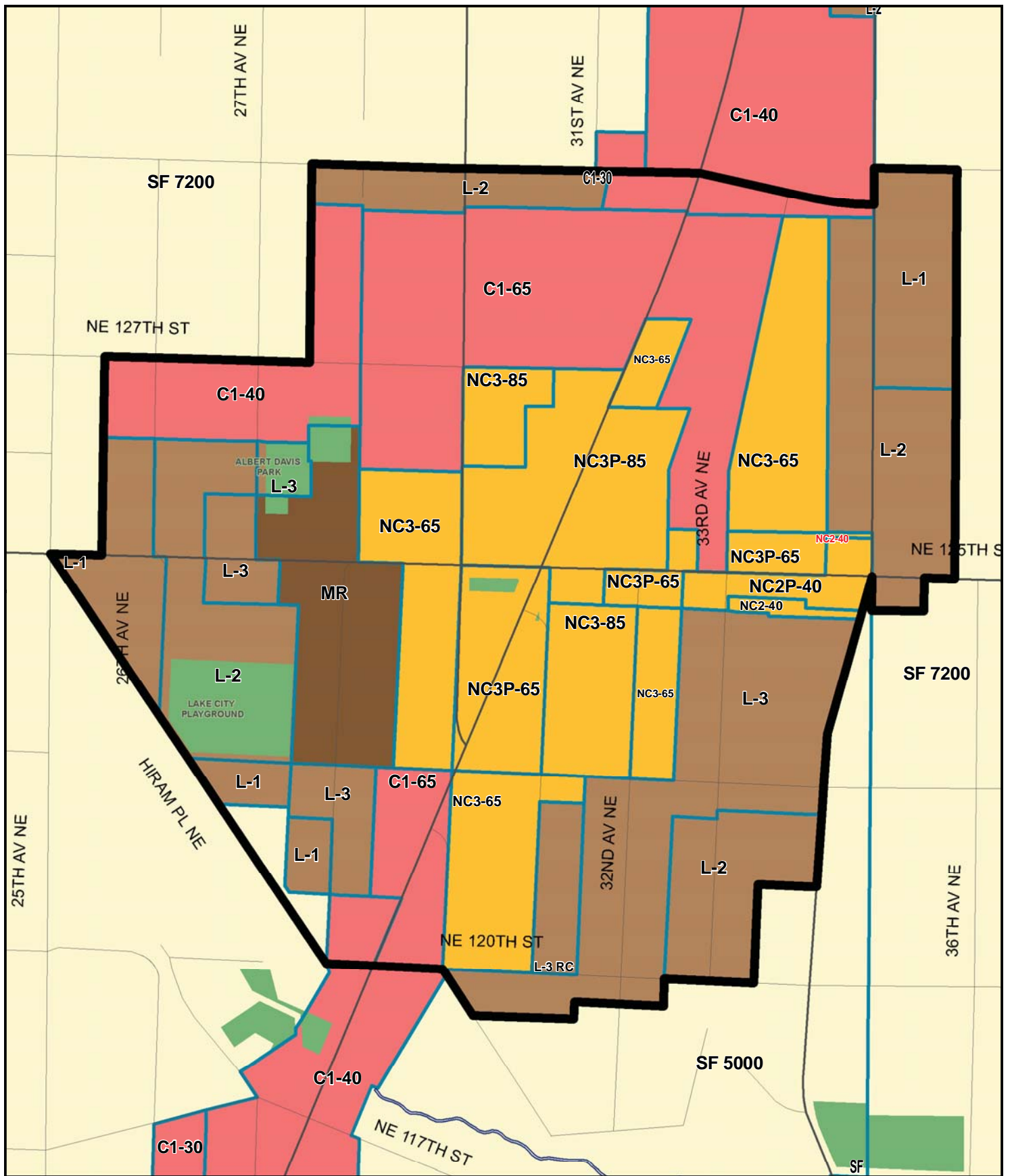
- Stations
- At-Grade / Aerial
- Tunnel



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0 0.05 0.1 0.2 Miles



North Neighborhoods (Lake City)

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

Downtown

ID/Pike Mrkt/Pioneer Sqr

Other Industrial

General Industrial

MIO

Station Area Overlay



City Open Space



Urban Village



LINK Light Rail

Stations

At-Grade / Aerial

Tunnel



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LAKE CITY GROWTH & CAPACITY

Information is provided for Lake City Hub Urban Village.

Comprehensive Plan 2024 Growth Targets

Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Lake City	142	1,920	13	900	20	1,510	11	650	15

Development Capacity as of 2007

Development Capacity	
Housing Units	2,937
Commercial S.F.	1,395,273
Jobs	4,651

Source: DPD capacity model

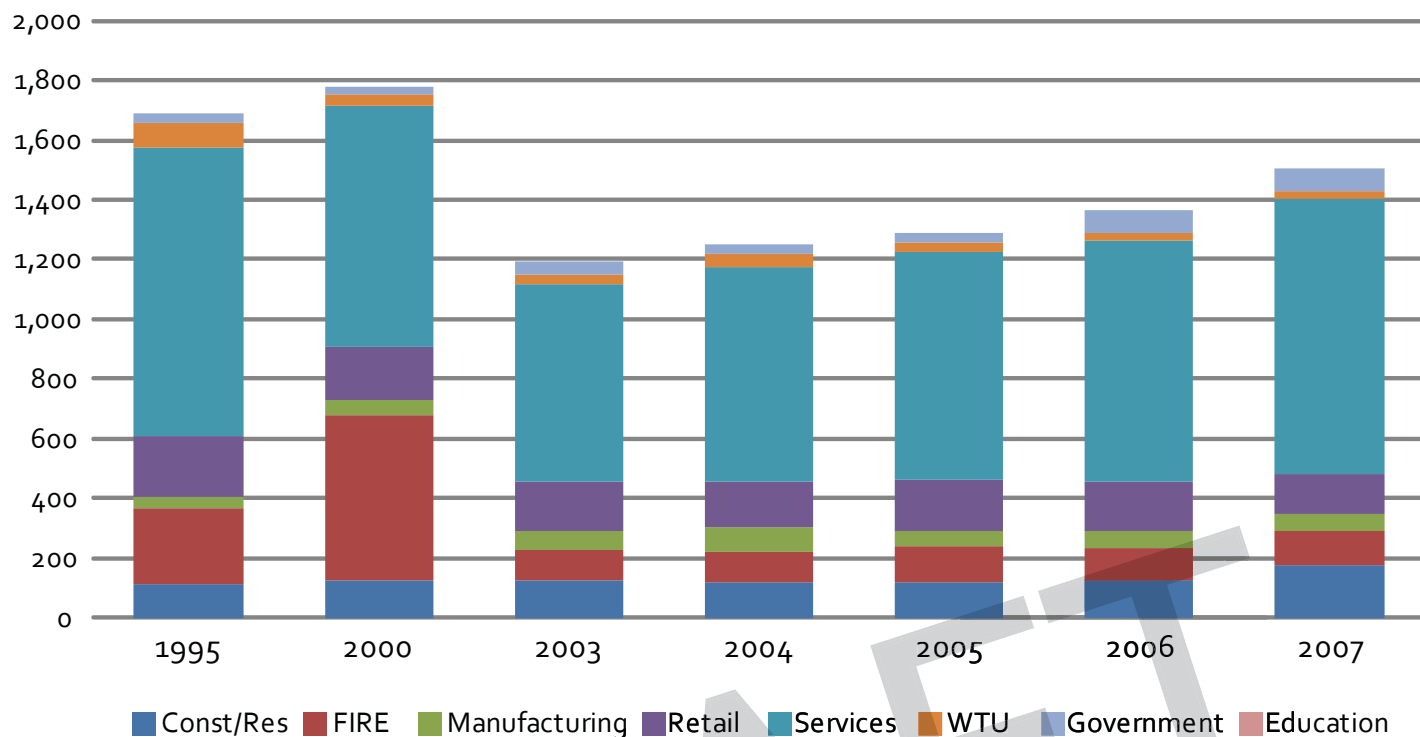
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Residential Construction

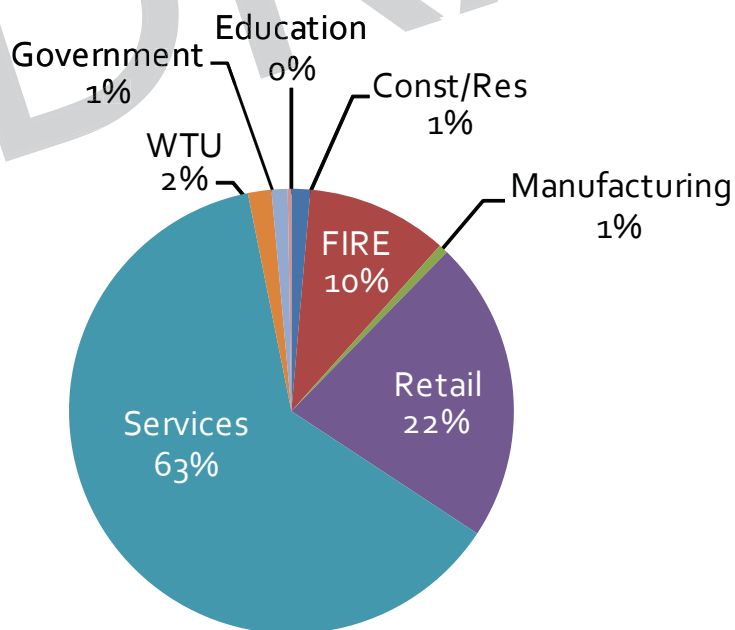
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	46	16	4
Accessory Dwelling Units	1	0	0
Multi-Family	466	41	13
Mixed Use	348	76	0
Institution	0	0	0
Industrial	0	0	0
Total New	861	133	17

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
 Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

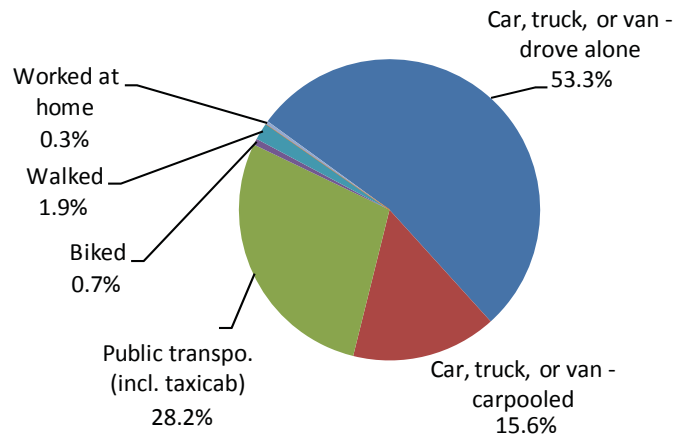
LAKE CITY TRANSPORTATION

Information is provided for Lake City Hub Urban Village.

Nice Picture Here

Means of Transportation to Work

for workers 16 years and older

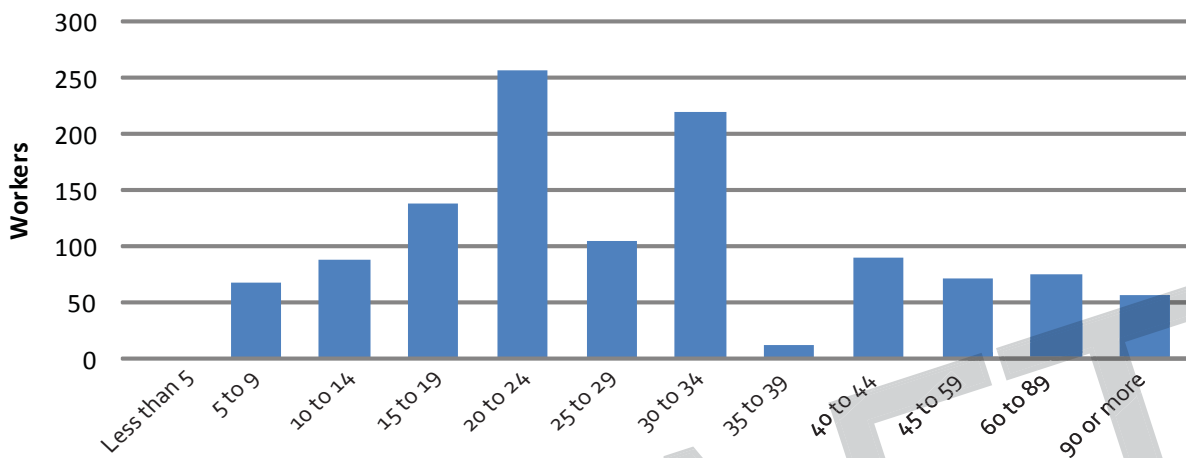


Other than drove alone: 46.7%

Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home



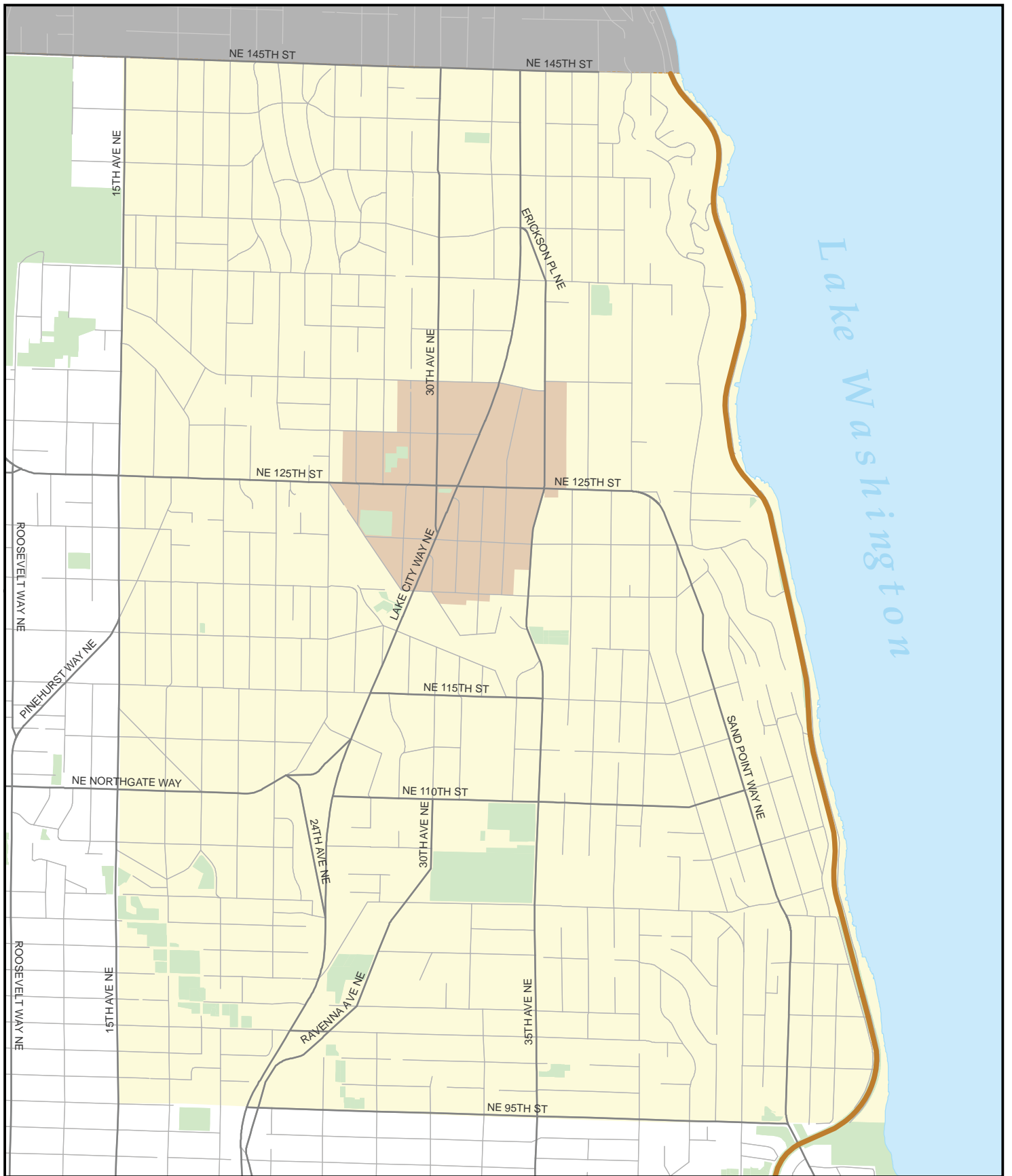
Source: 2000 Census (SF-3 block group estimates)

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Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – it's how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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North Neighborhoods (Lake City)

Existing Bicycle Facilities

Wide Outside Lane/Paved Shoulder

Bicycle Boulevard

Multi-use Trail

Shared Roadway

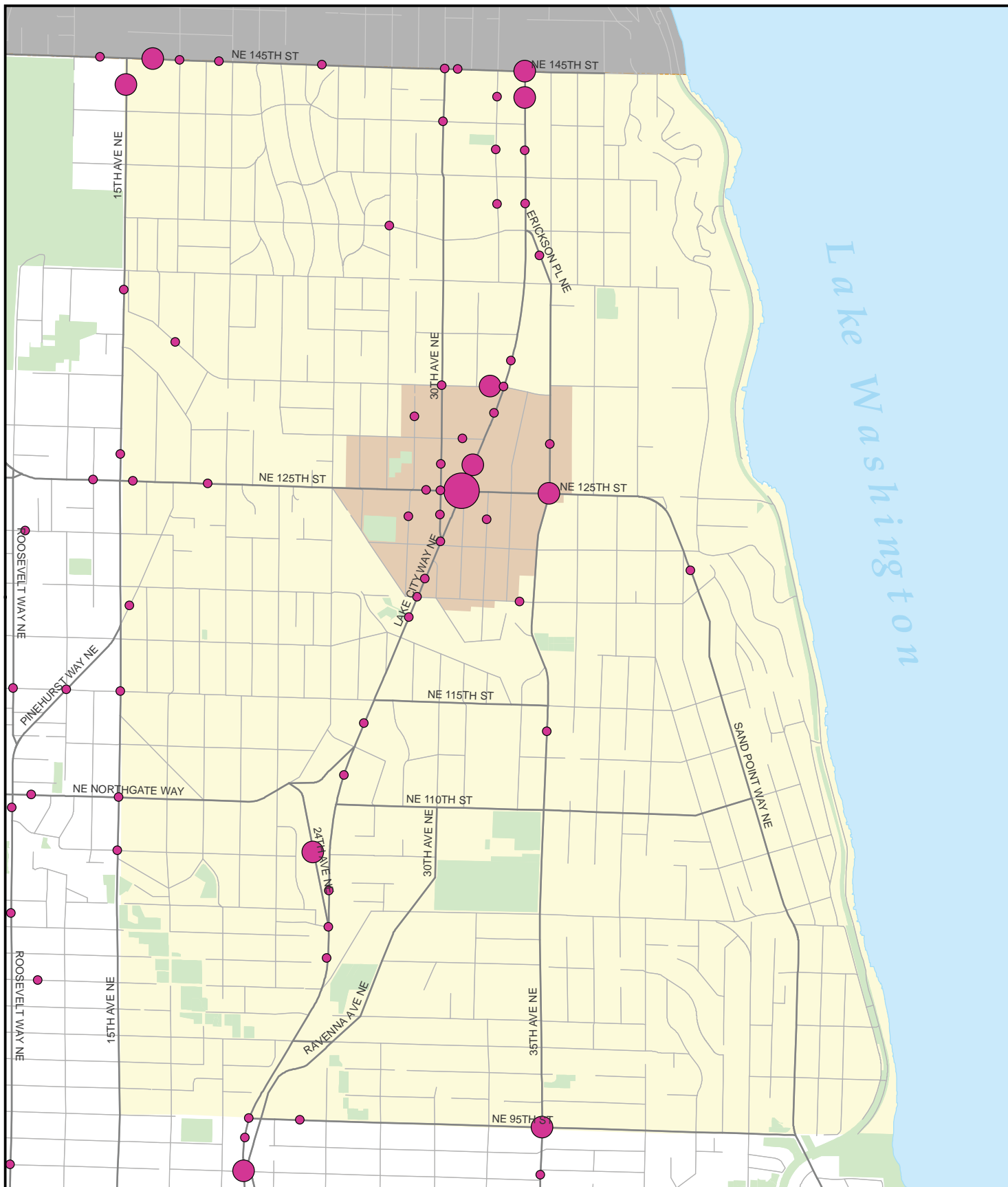
Bike Lanes

Sharrows

Climbing Lane

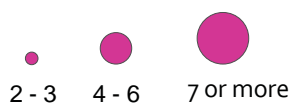


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North Neighborhoods (Lake City)

Car Collisions 2008



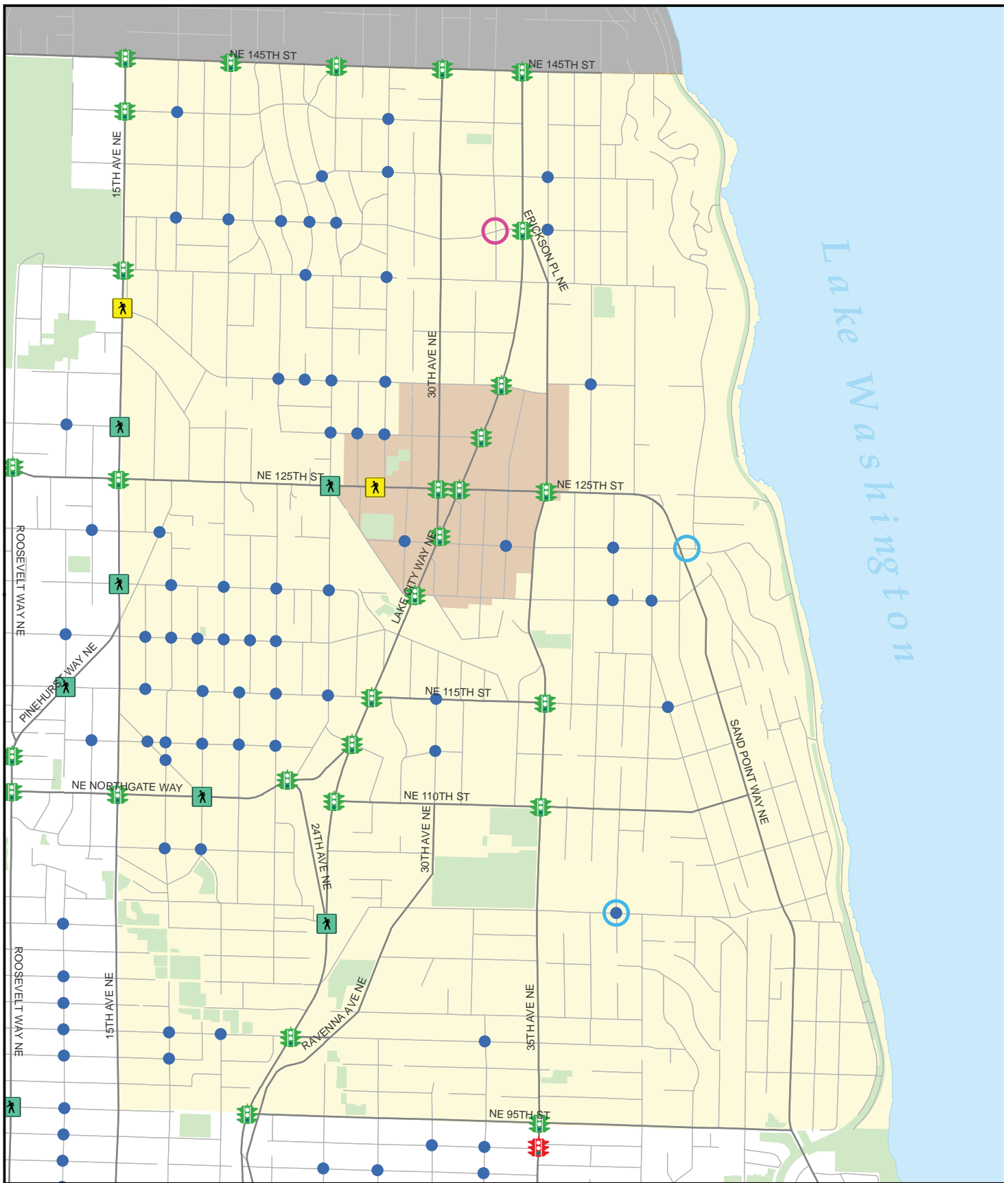
0 0.15 0.3 0.6 Miles



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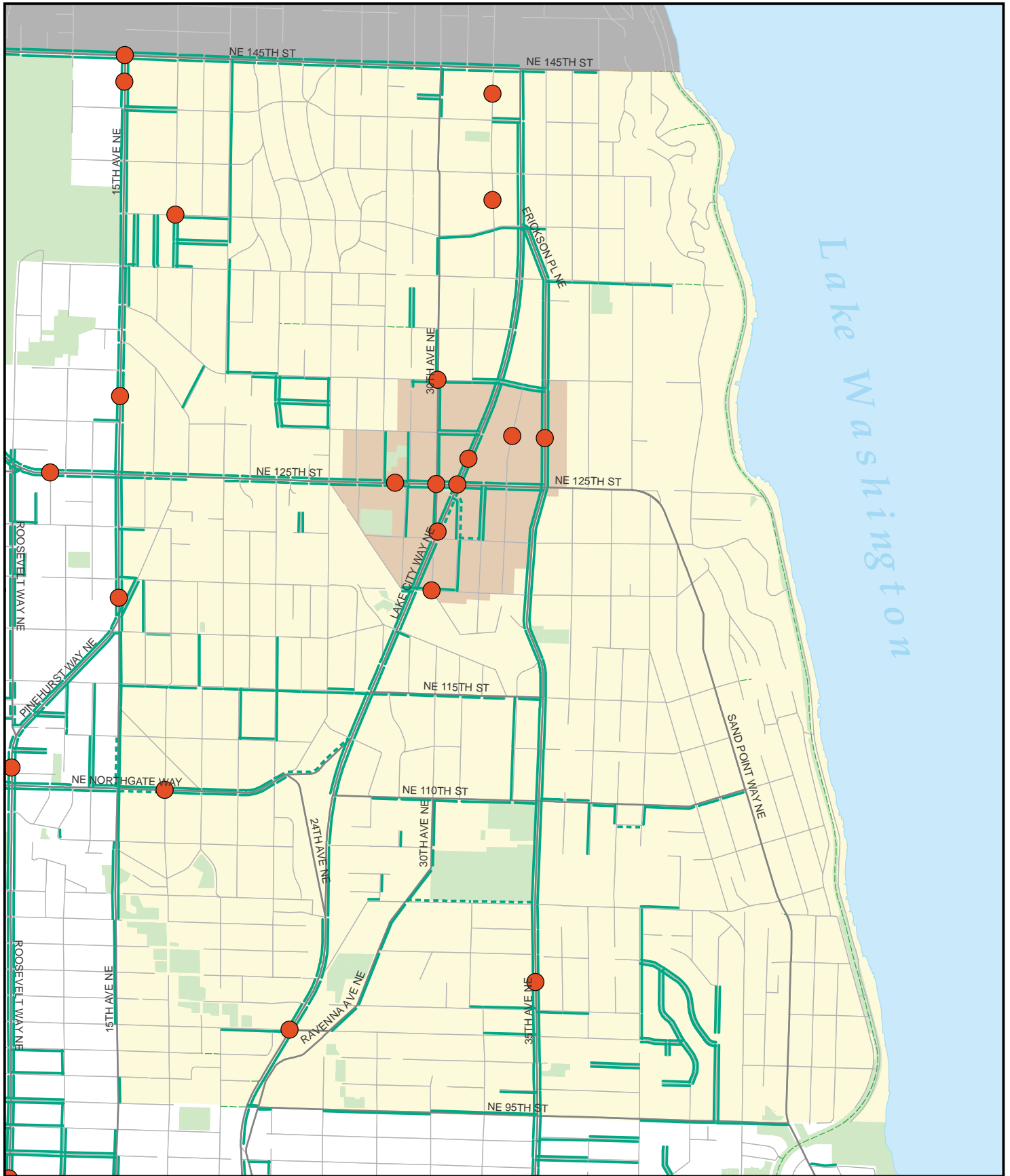
North Neighborhoods (Lake City)

0 0.15 0.3 0.6 Miles

- | | | |
|---------------------|------------------|------------------------|
| NSF Projects | SDOT Full Signal | Half Pedestrian Signal |
| 2008 | SDOT Fire Signal | Mid Block Crosswalk |
| 2009 | WSDOT Signal | School Beacon |
| Traffic Circle | | |



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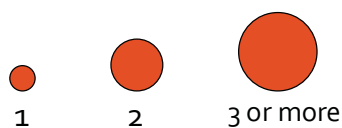
North Neighborhoods (Lake City)

0 0.15 0.3 0.6 Miles

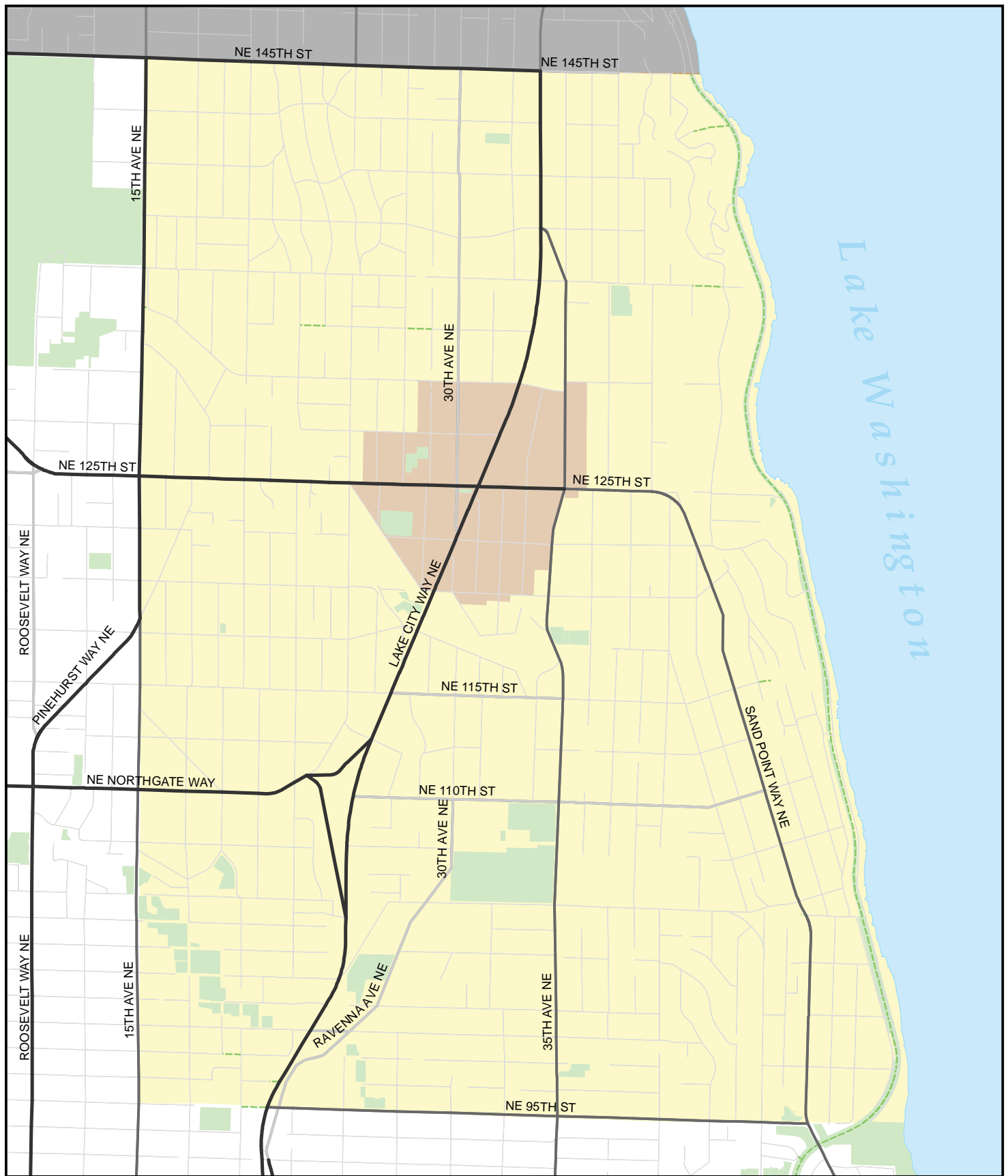
Sidewalks

- Concrete, Asphalt
- Brick, Stone, Paver
- Other
- Walkway

Pedestrian or Bicycle Collisions with Vehicles 2008



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North Neighborhoods (Lake City)

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

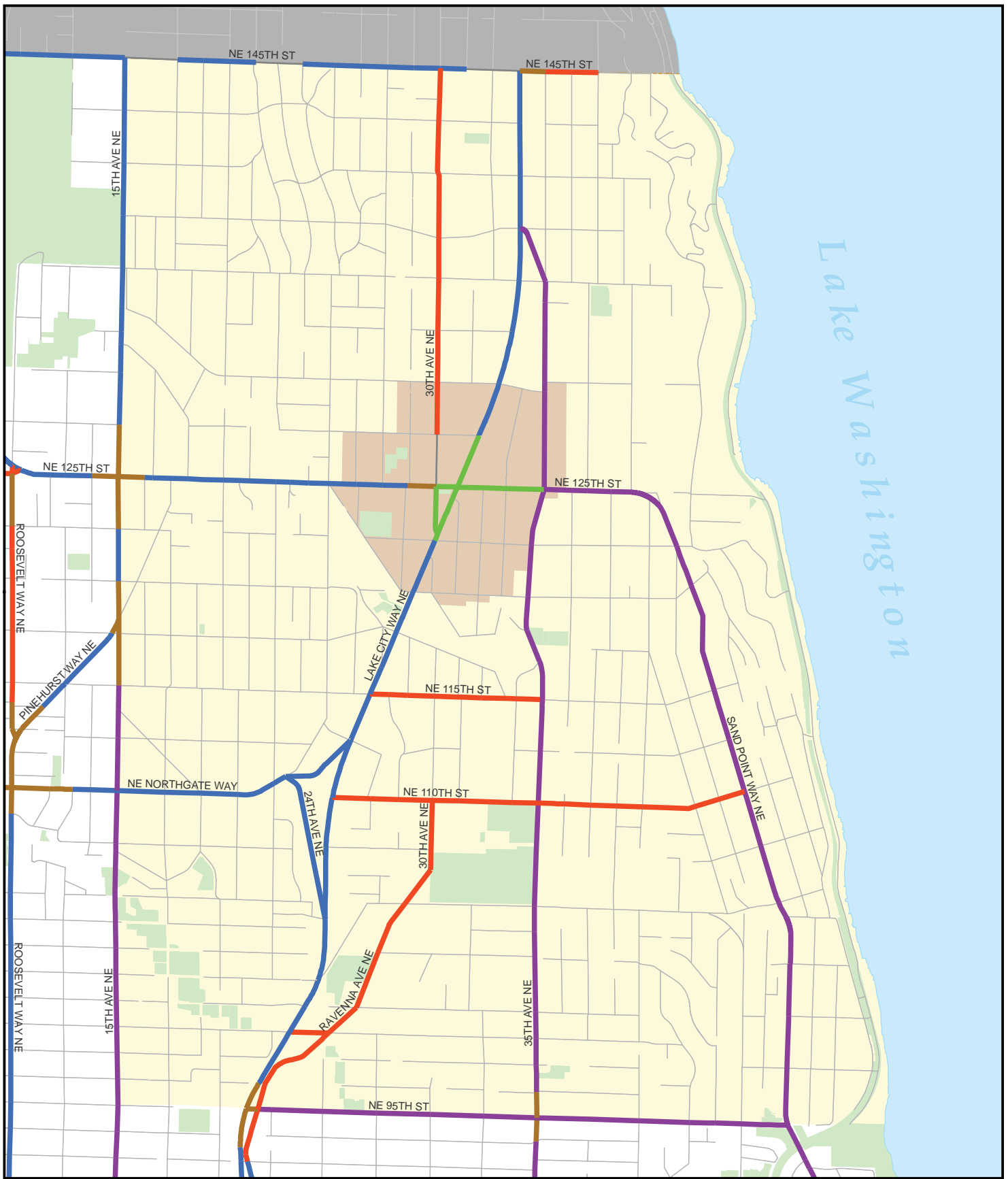
Street Class

- | | |
|---|---|
| Interstate Freeway | Collector Arterial |
| State Highway | Non-Arterial |
| Principal Arterial | Walkway |
| Minor Arterial | Railroad |

0 0.15 0.3 0.6 Miles









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North Neighborhood (Lake City)

StreetType

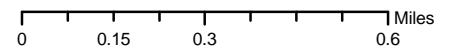
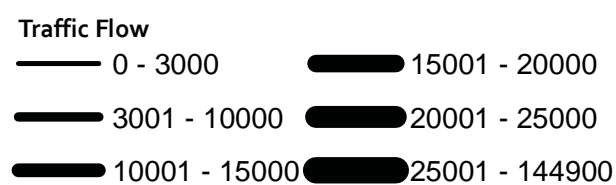
- | | |
|---|--|
|  Main Street |  Local Connector |
|  Mixed Use Street |  Regional Connector |
|  Commercial Connector |  Industrial Access Street |

0 0.2 0.4 0.8 Miles



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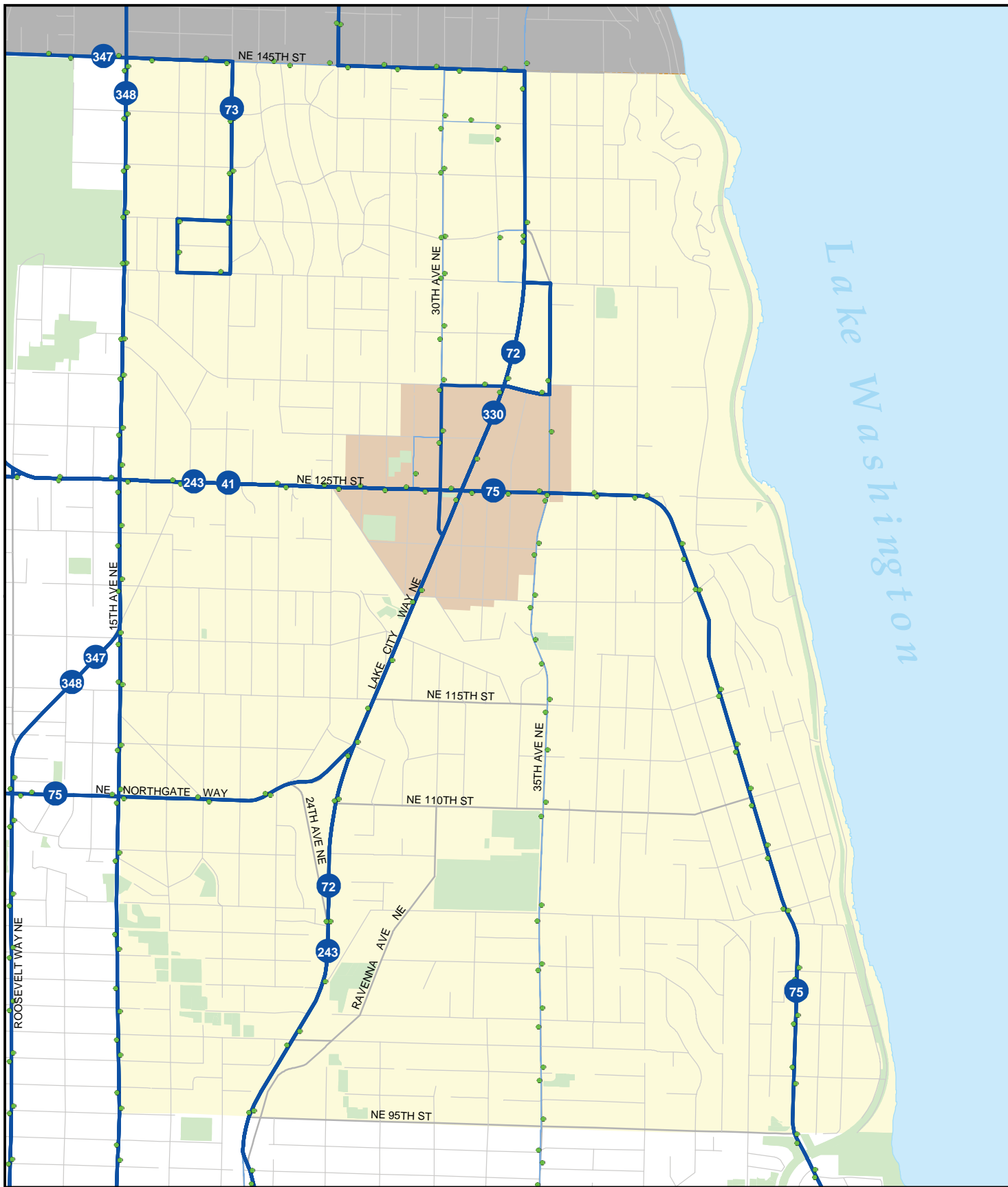
North Neighborhoods (Lake City)



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North Neighborhoods (Lake City)

Transit Routes

- 1 — Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.125 0.25 0.5 Miles



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LAKE CITY PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Albert Davis Park	12526 27th Ave NE	1.2		X					
Cedar Park	3707 NE 135th St	2.2		X				X	
Homewood Park	Lake City Way NE & S of NE 120th	0.9							
*Jackson Park Golf Course	1100 NE 135th St	160.5							
Lake City Mini-Park	12359 Lake City Way NE	0.2							
Lake City Playground	2750 NE 125th St	2.8		X					
Little Brook Park	14043 32nd Ave NE	0.8		X					
*Matthews Beach Park	9300 51st Ave NE	22		X				X	X
Meadowbrook PF	10533 35th Ave NE	18.5	X	X	X	X	X	X	X
Mock Creek Ravine	NE 97th St & 35th Ave NE	0.8							
Nathan Hale Playfield	10750 30th Ave NE	5.6			X				
Pinehurst Pocket Park	NE 117th St & 19th Ave NE	0.2							
*Sacajawea Playground	1726 NE 94th St	2.6		X					
Thornton Creek NA: Main Fork	Sand Point Way NE/ NE 95th St	3							
Thornton Creek NA: North Fork	11736 Daniel Place	8.8							
Thornton Creek NA: South Fork	10228 Fischer Place NE	19.9							
Victory Heights PG	1737 NE 106th St	1.6		X			X		

* Park is adjacent to Planning boundary

Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Golf Master Plan Update – <http://www.seattle.gov/parks/athletics/golfcrse.htm>

Community Investments

New Usable Open Space since 2001

- **Lake City Civic Core** - Public acquisition of property to complete the Albert Davis Park portion of the Lake City Civic Center was accomplished in 2001. The Pro Parks Levy provides \$854,000 in project costs for planning, design and construction. Park in conjunction with the Lake City Civic Core development. Park improvements were completed in 2005. The park features two play structures, an open lawn, wave-shaped concrete sculptures, a Will Rogers Memorial, and a plaza connecting 27th Avenue to the community center, library, and 28th Avenue. The lawn has remained fenced in order to allow it to vigorously establish.
- **Lake City Mini Park** - The Pro Parks Levy provided approximately \$340,000 project costs for planning, design and construction. The project was honored with a 2007 Washington Aggregates and Concrete Association Architectural Concrete Award. The new park features colored concrete paving with bands of previous concrete that interconnect throughout the property.
- **Meadowbrook Playfield** – The Pro Parks Levy provided approximately \$742,320 project costs for planning, design and construction. Improvements and/or renovations implemented include: grading of field surfaces and installation of new soil, installation of new drainage and irrigation systems, replacement of fencing fabric and installation of safety fencing along Play Area interface, and replacing the infield surfacing.
- **North Open Space/Thornton Creek** - Nearly four acres have been acquired in four areas in the Thornton Creek watershed through this Levy acquisition project. Through partnerships with Seattle Public Utilities and matching grants from the King County Conservation Futures Tax, Seattle Parks was able to preserve more land in this watershed than was originally anticipated in the Pro Parks Levy.
- **North Teen Life Center** - The Pro Parks Levy provided approximately \$515,500 project costs for planning, design and construction. The spatial layout of the Teen Center was reconfigured, and room layout modified for better utilization of space, including: staff office, social room, supply room, kitchen facility, educational/skills room/quiet room, gym/multipurpose room and restrooms.
- **Pinehurst Pocket Park** – Was developed with \$100,000 Pro Parks Levy Opportunity Fund and \$ 87,075 from the Pinehurst Community Council. The community hired Artist Sara Mall Johani to design and install three art components: the plaza incorporates children's games in its surface and is intended to inspire the invention of new games. Sara also sculpted a "replica" of the historic Pinehurst steam tractor that once roamed the neighborhood streets, and installed columnar basalt "mini" columns at each park entrance.

Neighborhood Programs

ALL COMMUNITY CENTERS

- **Meadowbrook Community Center** - MBCC offers year-round recreational program opportunities for participants of all ages. Programs include: pre-school programs, before and after school care, summer day camp, school break camps, teen after school programs and summer activities, life-long recreation programs, community building events, Citywide athletics programs, fitness programs, cooking programs, arts programs and environmental programs.
- **Meadowbrook and Bitter Lake Late Night Recreation Program** - The Late Night Recreation Program was created to provide a safe, supervised environment for teen's ages 13-19. The program goals are to save the lives of Seattle youth, create opportunities for success and provide positive alternatives to drugs, gangs and other undesirable activities. Currently the two programs serve around 130 youth per week. The program runs year round on Friday and Saturdays night from 7:00 to midnight.
- **Meadowbrook Teen Life Center Programming** - The Meadowbrook Teen Life Center was dedicated in July of 2005. Teen programs, through the use of the Pro Parks levy funds and staff existed before the dedication but with the new space "just for teens" the program has been able to thrive. We primarily serve second generation immigrants and low income youth from the surrounding Lake City Neighborhood. Programs that have been offered include cooking classes, fitness classes, athletic program opportunities, Art classes, Music program, job readiness, environmental stewardship, field trips, and community service projects.

Lake City Hub Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

The newly expanded and renovated Albert Davis Park and Lake City Playground, which has also been recently improved, provide sufficient open space to areas west of Lake City Way. However, about half of the Lake City Hub Urban Village, specifically locations east of Lake City Way are farther than 1/8 mile from Village Open Space.

Population-based Goals: 1 acre Village Open Space per 1,000 households

Usable Open Space needed to meet 2004 Open Space Household Goal 1.92 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.82 acres

Existing Usable Open Space within Urban Village Boundary 3.97 acres

Existing Usable Open Space within and abutting Urban Village Boundary 3.97 acres

Population-based goal result Goals met



Gaps in Usable Open Space - Lake City

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Map date: June 8, 2009

Source:
Port of Seattle, Army Corps of Engineers, and City of Seattle GIS data.



1,000 0 1,000
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

NORTH DISTRICT (LAKE CITY) CAPITAL FACILITIES & UTILITIES

Information is provided for North District (Lake City) planning area.

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 39	12705 30th Ave. NE	EMS: 78% in 4 mins, Fire: 77% in 4 mins, Engine Co	
Police Station	North Precinct	10049 College Way N	32.12 sq.mi. service area, facility capac- ity 16,779 square feet	
Schools	Olympic Hills Elementary	13018 20th Ave NE	257 students	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Lake City Branch	12501 28th Ave NE	9013 sq.ft	
P-Patch				

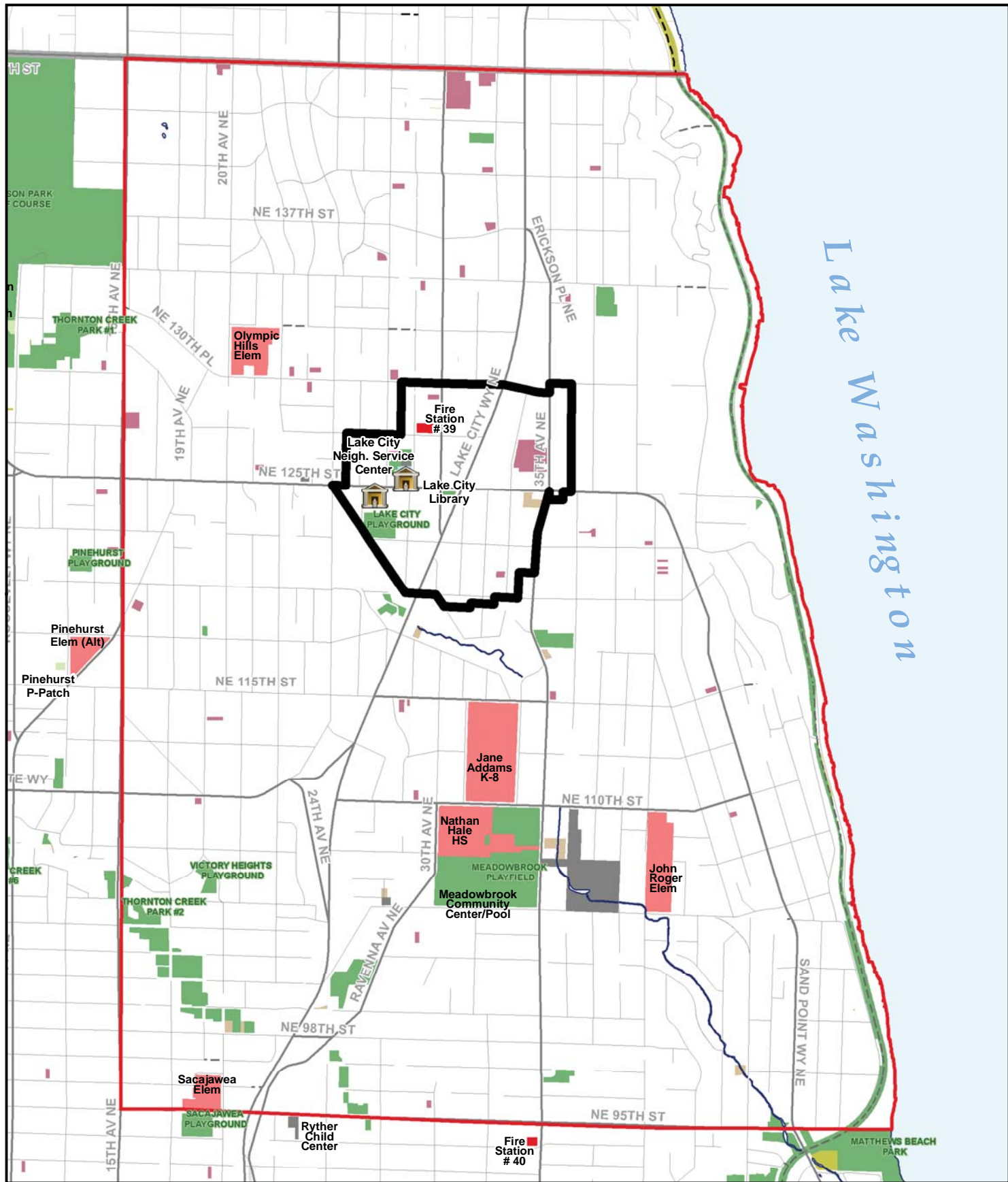
Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

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North Neighborhoods (Lake City)

Link Stations At-Grade / Aerial Tunnel

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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LAKE CITY HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Lake City-(North Seattle D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$936	\$787	\$849	\$988
2000 and newer	\$1,096	\$942	\$1,004	\$1,072
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$746	\$765	\$828	\$897	\$936

Home Sales

The MLS data represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(North Seattle MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	152	\$410,000	25	\$210,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

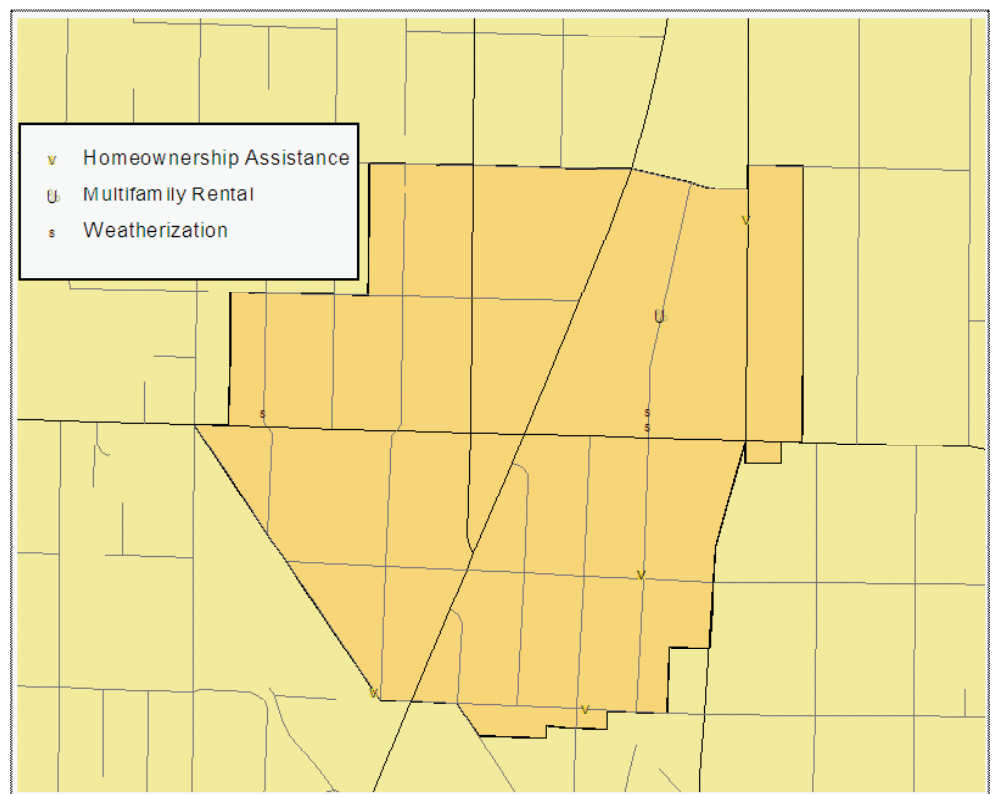
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Lake City Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
5 units	1 location / 76 units	4 locations / 116 units